







TOTAL ACREAGE INCLUDED IN REZONING: ±200.4 AC

EXISTING ZONE(s): PD-OP (±150.5 AC); PD-IP (±46.3 AC); PD-CH (±3.6 AC)

PROPOSED ZONE(s): PD-OP(±115.1 AC), PD-TC (±73.0 AC), PD-CCCC (±12.3 AC)

TOTAL PROPOSED RESIDENTIAL DU'S: 1,230 DU'S TOTAL PROPOSED NON-RESIDENTIAL: 5,775,000 SF

#### ACREAGE BY LANDBAY

LANDBAY OP-1	39.2
LANDBAY OP-2	68.1
LANDBAY OP-3	7.8
LANDBAY TC-1	26.4
LANDBAY TC-2	30.1
LANDBAY TC-3	16.5
LANDBAY CC-1	12.3
TOTAL ACREAGE	200.4 ACRES

# ZONING DISTRICT TABULATION

1) REQUIREMENTS SHOWN WITH ASTERISK (\*) DENOTE MODIFICATIONS REQURESTED ON SHEET 12. 2) THE ZONING ORDINANCE REGULATIONS REFERENCED ON THIS SHEET ARE FROM THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE EFFECTIVE ON DECEMBER 3, 2007.

## PD-CC(CC) COMMERCIAL CENTER (COMMUNITY CENTER)

PERMITTED USES ARE PER REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE SECTIONS 4-203 AND 4-204 (SPEX AS NEEDED).

#### 4-205 - LOT REQUIREMENTS

(A) Size: No minimum (B) Width: No minimum

### (C) Yards:

- \* (1b) Adjacent to Roads
  - No building, parking, outdoor storage, areas for collection of refuse, loading area shall be permitted closer than 35 feet to the right-of-way from any road.
  - No parking, outdoor storage, areas for collection of refuse, or loading spaces shall be permitted in areas between buildings and streets where visible from any road
- (2) Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses: No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than 100 feet to any agricultural district, or land bay allowing residential
- No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted between buildings and any such area where visible from said areas.
- \* (3) Adjacent to Other Nonresidential Districts:
  - 35 feet for buildings, parking, outdoor storage, and loading areas.

## 4-206 - BUILDING REQUIREMENTS

(A) Lot Coverage: No maximum

(B) Floor Area: .40 maximum with surface parking lots; .60 maximum if parking structures are provided; 2.0 maximum on individual lots with a commercial center provided it is developed with a proffered concept plan which limits the maximum overall FAR of the center to no more than .40

#### \* (C) Building Height: No building shall exceed 45 feet (D) Vehicular Access:

- Each Commercial Center shall minimize direct vehicular access to parking stalls from major cartways and provide other on and off-site improvements to enhance pedestrian and
- Primary access shall be prohibited on residential streets, but does not apply to collector
- Community Centers shall provide vehicular access to Collector roads only.

## 4-207 - USE LIMITATIONS

- (A) Accessory Structures & Uses: As an accessory use, parking garages or areas for commuter parking may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use
- (B) Landscaped Open Space: Minimum of 20% the buildable area of the commercial center (C & D) Site Planning: The applicant shall comply with the zoning ordinance requirements of
- (E) Outdoor Storage: Outdoor storage of waste materials and any other type of equipment and supplies shall be buffered and screened on the periphery of the storage area.

## 5-900 - ACCESS & SETBACKS FROM SPECIFIC ROADS & THE W&OD TRAIL (AS APPLICABLE)

- (A) Building & Parking Setbacks from Roads
- \* (10) Other Major Collector Roads
  - (a) Building: 75 feet (b) Parking: 35 feet
- \* (11) All other roads in Nonresidential Districts
  - (a) Building: As specified in applicable district regulations (b) Parking: 25 feet unless otherwise specified in applicable district regulations

## 5-617 - ADDITIONAL REGULATIONS FOR FREESTANDING CONCENIENCE FOOD STORES

- (A) Convenience food stores shall be loacted on lots of 50,000 square feet or greater (B) If a convenience food store is located at the intersection of two streets, the lot must have
- at least 200 feet of frantage on each street. (C) Any convenience food store located within 200 feet of a residentially zoned, used, and/or planned district or land bay must provide an acoustical barrier, such as landscaping, berms, fences and/or walls, to attenuate noise to levels as required by Section 5-1507.

#### PD-TC TOWN CENTER

#### 4-802 - SIZE, LOCATION, AND COMPONENTS

- This district shall be no less than 30 acres nor more than 60 acres
  - This district shall be served by major collectors or arterials with capacity to handle the traffic
- No Town Center district shall be loacted within 10,000 feet of another Town Center.

PERMITTED USES ARE PER REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE SECTIONS 4-803 AND 4-804 (SPEX AS NEEDED).

#### 4-805 - LOT REQUIREMENTS

- (A) Size: 2,500 SF minimum except 1,600 SF for Single Family Attached
- (B) Width: 25 feet minimum except 16 feet minimum for Single Family Attached
- (C) Depth: 100 feet minimum
- (D) Yards, Town Center Core:
- (1) Front: No minimum; 25 feet maximum
- (2) Side: 15 feet minimum for a nonresidential side yard abutting a residential lot \* (3) Rear: 30 feet minimum for a nonresidential rear yard abutting a residential lot

## (E) Yards, Town Center Fringe:

- (1) Front: 10 feet minimum; No maximum
- (2) Side: 15 feet minimum for a nonresidential side yard abutting a residential lot \* (3) Rear: 30 feet minimum for a nonresidential rear yard abutting a residential lot
- (F) Other Yard Requirements:
- \* (1) Adjacent to Roads:
  - No building shall be permitted closer than 35 feet to any road
  - No parking shall be permitted closer than 25 feet to the right-of-way of any road. • No outdoor storage, areas for collection of refuse, or loading spaces shall be permitted in

### (2) Adjacent to Agricultural Uses:

- No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be
- permitted closer to 100 feet to any agricultural district No parking shall be permitted closer than 50 feet to any such district
- No parking, outdoor storage, areas for collection of refuse, or loading spaces shall be
- permitted between buildings and any such district where visible from said district
- (3) Adjacent to Other Nonresidential Districts:
- 35 feet for buildings, parking, outdoor storage, and loading areas.

#### 4-806 - BUILDING REQUIREMENTS (A) Lot Coverage:

- No requirement within Town Center Core
- .70 maximum within Town Center Fringe

#### \* (B) Building Height:

- 60 feet maximum within Town Center Core
- 40 feet maximum with Town Center Fringe
- Towers or steeples of civic buildings may be erected to 100 feet maximum if building is setback from public streets or lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of no less than 2 feet for each 1 foot of height exceeding the height limit.
- (C) Floor Area: No requirement

#### 4-807 - USE LIMITATIONS

- \* (A) Maximum size of the Town Center Core shall be 20 acres
- \* (B) Maximum distance from one boundary of the Town Center Core to the farthest boundary shall not exceed 1,200 feet
- \* (C) Maximum distance from one boundary of the entire Town Center to the farthest boundary shall not exceed 2,500 feet

## 4-808 - LAND USE ARRANGEMENTS AND USE LIMITATIONS

- (A) The Town Center(TC) shall be arranged in a generally rectilinear pattern of interconnecting
- streets and blocks, while maintaining respect for the natural landscape. \* (B) The perimeter of a full block should generally range from 1,400 to 1,600 feet measured at the
- \* (C)Each block in the TC should be designed to include an alley
- (D) Each TC shall have a town green of no less than 40,000 SF located near the center of the Core. \* (E) At least 70% of the total of all block frontages with in the TC Core shall be occupied by
- pedestrian oriented businesses on the ground floor \* (F) A minimum of 25% & maximum of 50% of the total land area within the TC shall be residential
- (G) The principal entrance from all buildings in the TC Core shall be from the front sidewalk, public
- \* (H) At least 10% of all land in the TC shall be for civic uses which generate pedestrian activity and act as visual focal points
- (I) Generally on street parking shall be provided throughout the TC (J) Pedestrian linkages shall be established within & between blocks in the TC and between the TC
- and surrounding neighborhoods. \* (K) Sidewalks shall be provided adjacent to all streets & shall be 8 feet minimum within the TC Core and 5 feet minimum within the TC Fringe
- (L) All off street parking lots shall be landscaped and shall not interfere with the reasonable continuity of building facades. Within the TC Core, no surface parking lot space may be located closer than 10 feet from any right-of-way line. Within the TC Fringe, no surface parking or space may be located closer than 25 from any right-of-way line and district allowing residential uses (M) In the TC Core off street parking facilities shall have access from alleys or from streets with locations which do not conflict with pedestrian circulation
- (N) All above grade parking structures shall be designed in a manner that is integrated with nearby
- (O) All utility distribution lines within the TC shall be placed underground.
- (P) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading aresa, and parking from streets, agricultural, and residential uses.

## 5-900 - ACCESS & SETBACKS FROM SPECIFIC ROADS & THE W&OD TRAIL (AS APPLICABLE)

#### (A) Building & Parking Setbacks from Roads (1) Route 7

- (a) Fairfax County line, west to Broad Run (i) Building: 50 feet
- (ii) Parking: 50 feet
- (10) Other Major Collector Roads
  - (a) Building: 75 feet (b) Parking: 35 feet
- (12) All other roads in Residential Districts
  - (a) Building: As specified in applicable district regulations
- (b) Parking: As specified in applicable district regulations (13) Ramps at grade seperated interchanges
- (a) Building: 75 feet (b) Parking: 35 feet

## 5-611 - ADDITIONAL REGULATIONS FOR HOTEL/MOTEL

## (A) Locational Criteria

- Hotel/Motel shall be located on, or with ready access to, collector or arterial roads.
- (2) Hotel/Motel buildings and uses shall not be located in environmentally critical or sensitive areas as defined by the Comprehensive Plan.

## (B) Site Development Criteria

(1) Hotel/Motel uses shall be served by a public water and sewerage disposal system. \* (2) Hotel/Motel uses shall be seperated from agricultural, residential, or institutional uses by a landscape buffer with a minimum width of 100 feet, or the minimum width required

by Section 5-1400 of Revised 1993 Ordinance, whichever is greater.

#### PD-OP OFFICE PARK

PERMITTED USES ARE PER REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE SECTIONS 4-303 AND 4-304 (SPEX AS NEEDED).

## 4-305 - LOT REQUIREMENTS

(A) Size: One acre minimum, exclusive of major floodplain.

#### (1) Adjacent to Roads:

- No building shall be permitted closer than 35 feet to the right-of-way from any road
- No parking shall be permitted closer than 25 feet to the right-of-way from any road • No outdoor storage, areas for collection of refuse, or loading spaces shall be permitted in
- (2) Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses:
- No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer to 100 feet to any agricultural district, or land bay allowing residential uses. No parking shall be permitted closer than 50 feet to any such area.
- No parking, outdoor storage, areas for collection of refuse, or loading spaces shall be
- permitted between buildings and any such area (3) Adjacent to Other Nonresidential Districts:
- 15 feet for buildings, parking, outdoor storage, and loading areas.

#### (4) Yards between Buildings:

 The minimum required yards between buildings on adjacent lots shall be 30 feet Where there is more than one building on an individual lot spacing between such buildings shall be at least 25 feet

#### 4-306 - BUILDING REQUIREMENTS

- (A) Lot Coverage: .40 Maximum for the district
- \* (B) Building Height: 45 feet provided that a building may be erected up to 100 feet if it is set back from streets or lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less
- than 1 foot for each 1 foot of height that exceeds the 45 foot limit. (C) Floor Area: .60 maximum; up to 2.0 maximum by Special Exception

## 4-307 - USE LIMITATIONS

- (A) Accessory Uses: Accessory uses exclusive of parking shall not occupy more than 5% of the land
- area of the individual lot. (B) Accessory Structures: As an accessory use, parking garages or areas for commuter parking may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses of ther than for commuter parking shall be permitted only where said uses and structures are customarily
- accessory and clearly incidental and subordinate to the permitted principal use and structures. (C) Landscaped Open Space: Minimum of 20% the buildable area of the individual lot
- (D) Utility Requirements: All distribution lines shall be placed underground (E) Site Planning: Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas, and parking from streets, agricultural, and
- (F) Access from Major Roads: Primary access shall be prohibited on residential streets, but does not apply to collector roads.

## 5-900 - ACCESS & SETBACKS FROM SPECIFIC ROADS & THE W&OD TRAIL (AS APPLICABLE)

#### (A) Building & Parking Setbacks from Roads (1) Route 7

(a) Fairfax County line, west to Broad Run

#### (i) Building: 50 feet (ii) Parking: 50 feet

(5) Route 28

(a) Building: 100 feet (b) Parking: 75 feet

(10) Other Major Collector Roads (a) Building: 75 feet

(b) Parking: 35 feet (11) All other roads in Nonresidential Districts

(a) Building: As specified in applicable district regulations (b) Parking: 25 feet unless otherwise specified in applicable district regulations

(13) Ramps at grade seperated interchanges

(a) Building: 75 feet (b) Parking: 35 feet

## 5-611 - ADDITIONAL REGULATIONS FOR HOTEL/MOTEL

(A) Locational Criteria Hotel/Motel shall be locaed on, or with ready access to, collector or arterial roads.

(2) Hotel/Motel buildings and uses shall not be located in environmentally critical or sensitive areas as defined by the Comprehensive Plan.

(B) Site Development Criteria Hotel/Motel uses shall be served by a public water and sewerage disposal system.

by Section 5-1400 of Revised 1993 Ordinance, whichever is greater.

(2) Hotel/Motel uses shall be seperated from agricultural, residential, or institutional uses by a landscape buffer with a minimum width of 100 feet, or the minimum width required

# ZONING DEVELOPMENT TABLE

Land Bay	Total Acreage	ROW Dedication	Major Floodplain	Public Dedication	Buildable Area	Min Required Open Space	Max Office Floor Area	Max Retail Floor Area	Max Hotel Floor Area	Total NonRes Floor Area	Proposed FAR	Multi-Family <sup>15</sup> Dwelling Units
OP-1	39.2 AC (2)	227	777)	1,555,1	39.2 AC	7.8 AC (20%)	1,300,000 SF	7770		1,300,000 SF	.60 <sup>(1)</sup>	-
OP-2	68.1 AC		<u> </u>	7.7 AC	60.4 AC	13.6 AC (20%)	750,000 SF <sup>(6)</sup>	245	350,000 SF <sup>(6)</sup>	750,000 SF	.29	<u>un</u>
OP-3	7.8 AC	1444	-		7.8 AC	1.6 AC (20%)	200,000 SF (6)		350,000 SF <sup>(6)</sup>	200,000 SF	.60	
TC-1 (3)	26.4 AC(4)			1919	26.4 AC	(5-5)	1,100,000 SF	170,000 SF	350,000 SF <sup>(7)</sup>	1,620,000 SF	N/A	200 DU <sup>(B)</sup>
TC-2 <sup>(3)</sup>	30.1 AC <sup>(4)</sup>			-	30.1 AC	=	1,400,000 SF	260,000 SF	350,000 SF (7)	1,660,000 SF	N/A	580 DU (8)
TC-3	16.5 AC		-		16.5 AC	i	, etc.	30,000 SF	1999	30,000 SF	N/A	450 DU
CC-1	12.3 AC	-		1	12.3 AC	2.5 AC (20%)	S##3	215,000 SF	(m.:	215,000 SF	.40	-
TOTALS	200.4 AC		111	7.7 AC	192.7 AC	25.5 AC	4,750,000 SF	575,000 SF	700,000 SF	5,775,000 SF	N/A	1230 DU

1) A DENSITY CREDIT FOR THE DEDICATION OF 10.984 ACRES OF RIGHT-OF-WAY FOR THE INTERCHANGE AT NOKES BLVD AND ROUTE 28 HAS BEEN GRANTED BY THE LOUDOUN COUNTY BOARD OF SUPERVISORS.

2) TOTAL ACREAGE OF LANDBAY OP-1 IS APPROXIMATE AND MAY CHANGE DUE TO ABANDONMENT OF DULLES CENTER BLVD R.O.W. BETWEEN ATLANTIC BLVD & ROUTE 28. 3) AS DEPICTED ON THE CONCEPT DEVELOPMENT PLAN, THE TOWN CENTER CORE WILL BE APPROXIMATELY 24.5 ACRES. THE TOWN CENTER FRINGE WILL BE APPROXIMATELY 48.5 ACRES.

4) TOTAL ACREAGES OF LANDBAYS TC-1, 2, & 3 AND THE TOWN CENTER CORE AND FRINGE ARE APPROXIMATE AND MAY CHANGE DUE TO FINAL R.O.W LOCATION FOR REDESIGNED DULLES CENTER BLVD. 5) AFFORDABLE DWELLING UNITS WILL BE PROVIDED ACCORDING TO THE STANDARDS OF ARTICLE 7 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. 6) PER SPECIAL EXCEPTION (SHEET 17), HOTEL / MOTEL USES UP TO A TOTAL OF 350,000 SF MAY BE PERMITTED WITHIN LAND BAY OP-3 AND PORTIONS OF OP-2. TOTAL DEVELOPMENT IN LAND BAY OP-3 SHALL

- NOT EXCEED 200,000 SF. TOTAL DEVELOPMENT IN LAND BAY OP-2 SHALL NOT EXCEED 750,000 SF. 7) HOTEL USES PROPOSED WITHIN THE TOWN CENTER MAY LOCATE IN EITHER LAND BAY TC-1 OR TC-2. IN NO CASE SHALL THE AMOUNT OF HOTEL USES IN THE TOWN CENTER EXCEED 350,000 SF.
- 8) MULTI-FAMILY DUS PROPOSED WITHIN TC-1 AND TC-2 MAY LOCATE IN EITHER LAND BAY TC-1 OR TC-2. A MINIMUM OF 650 DUS WILL BE BUILT WITHIN THE TOWN CENTER FRINGE. A MINIMUM OF 100 DUS WILL BE BUILT WITHIN VERTICALLY INTEGRATED BUILDING(S) WITHIN THE TOWN CENTER CORE 9) UNLESS OTHERWISE MODIFIED, PARKING SHALL BE PROVIDED PER SECTION 5-1100 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED
- USE AGREEMENT.

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DRAWN BY: ZJH CHECKED BY: WEI DATE: 1-17-07

**SHEET 11 OF 18** FILE NO. RZ-110-LC

# **MODIFICATIONS - ZONING ORDINANCE**

1) THE ZONING ORDINANCE REGULATIONS REFERENCED ON THIS SHEET ARE FROM THE REVISED 1993
LOUDOUN COUNTY ZONING ORDINANCE EFFECTIVE ON DECEMBER 3, 2007.

<b>4-200</b> 4-205(C)(1)(b)	Zoning Ordinance Regulation	Modification			
4-205(C)(1)(b)	PD-CC Planned Development - Commercial Center				
4 100(0)(1)(0)	Lot Requirements; Yards; Adjacent to Roads; Community Center				
	No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than 35 feet to any road right-of-way except as provided in Section 4-206(E). No parking, outdoor storage, areas for collection of refuse, or loading spaces shall be permitted in areas between buildings and streets where such uses are visible from any road.	No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than 25 feet to any road right-of-way. No parking, outdoor storage, areas for collection of refuse, or loading spaces shall be permitted in areas between buildings and streets where such uses are visible from any road.			
4-205(C)(3)	Lot Requirements; Yards; Adjacent to Other Nonresidential Districts				
and the second of the second o	Thirty five (35) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400.	Allow yards for buildings, parking, outdoor storage, and loading areas adjacent to other nonresidential be provided as depicted on the Concept Development Plan, except where a greater area is required to Section 5-1400.			
4-206(C)	Building Requirements; Building Height				
	No building in any commercial center shall exceed forty five (45) feet.	Permit a maximum building height of up to 55 feet without any additional building setbacks.			
4-206(D)(2)	Building Requirements; Vehicular Access; Community Centers				
	Each commercial center shall provide convenient and coordinated vehicular access to public roadways only as follows: Community Centers. Collector Roads.	Vehicular access to the proposed PD-CC(CC) district shall be from Dulles Town Circle via Atlantic Boulet major collector.			
4-300	PD-OP Planned Development - Office Park				
4-306(B)	Building Requirements; Building Height				
	Forty-five (45) feet provided that a building may be erected to a maximum height of (100) feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than one (1) foot for each one (1) foot of height that it exceeds the forty-five (45) foot limit.	Permit a maximum building height of up to 175 feet within the proposed Land Bay OP-1 a maximum building height of up to 135 feet within the proposed Land Bay OP-2, and a maximum building height of up to 10 with Land Bay OP-3 without any additional building setbacks.			
4-800	PD-TC Planned Development - Town Center				
4-802	Size, Location, and Components				
	This district, when mapped, shall be no less than thirty (30) acres nor more than sixty (60) acres in size, and shall be served by major collectors or arterials with capacity to handle the traffic generated. This district shall be located only in areas served by public water and sewer.	Permit the size of the Town Center to increase to approximately 73 acres as shown on the Concept Dev Plan. The total acreages of Landbays TC-1 & 2 are approximate and may change due to final R.O.W lo redesigned Dulles Center Blvd.			
4.805/01	No Town Center district shall be located within 10,000 feet of another Town Center. The Town Center district shall be divided into two parts:  Lot Requirements: Yards within the Town Center Core.	Permit the Town Center district to be located within 10,000 feet of another Town Center district.			
4-805(D)	Lot Requirements; Yards within the Town Center Core  Front: No minimum; 25 foot maximum	Eliminate the Side and Rear yard requirement for uses abutting a lot used or planned for residential purp			
4 905/51	Side: No requirement, except 15 feet minimum for a side yard of a non-residential use abutting a lot used or planned for residential purposes.  Rear: No requirement, except 30 feet minimum for a rear yard of a non-residential use abutting a lot used or planned for residential purposes.  Lot Requirements: Yards within the Town Center Fringe	Eliminate the side and kear yard requirement for uses aboning a for used or planned for residential part			
4-805(E)	Front: Ten(10) feet minimum; no maximum	Eliminate the Side yard requirement for uses abutting a lot used or planned for residential purposes.			
	Side: No requirement, except 15 feet minimum for a side yard of a non-residential use abutting a lot used or planned for residential purposes.  Rear: No requirement, except 30 feet minimum for a rear yard of a non-residential use abutting a lot used or planned for residential purposes.	Reduce the Rear yard requirement to 10' for uses abutting a lot used or planned for residential purposes.			
4-805(F)(1)	Lot Requirements; Other Yard Requirements; Adjacent to Roads				
	Except where a greater setback is required by Section 5-900, no building shall be permitted closer than thirty five (35) feet to any road and no parking shall be permitted closer than twenty five (25) feet to the right-of-way from any road. No outdoor storage, areas for collection of refuse, or loading space shall be permitted in such setbacks.	Buildings along Type A & B Streets will be setback a maximum of 20 feet from the back of curb.  Buildings along Type C Streets will be setback a maximum of 25 feet from the back of curb.  Buildings along Type D Streets will be setback a maximum of 20 feet from the back of curb.  Off street parking along Type A Streets will be setback a minimum of 25 feet from the back of curb.  Off street parking along Type B Streets will be setback a minimum of 20 feet from the back of curb.  Off street parking along Type C Streets will be setback a minimum of 15 feet from the back of curb.  For the purposes of this Modification Structured Parking will be treated as parking.  In cases where the Mass Transit Facility and Commuter Parking Lot and/or open spaces such as plazas, courtyards, greens, and other outdoor gathering places abut the street, buildings will not be subject to to maximum setback requirement.  The maximum building setback will apply to the ground floor level only. Levels above the ground floor reterraced or setback in accordance with the Design Guidelines Urban Center Building Development star			
4-806(A)	Building Requirements; Lot Coverage				
	No requirement within Town Center Core; .70 maximum with Town Center Fringe.	Allow up to .90 maximum Lot Coverage in areas of the Town Center Fringe within TC-1 & TC-2.			
4-806(B)	Building Requirements; Building Height				
	Sixty (60) feet in the Town Center Core, forty (40) feet maximum in the Town Center Fringe, except that the towers and/or steeples of civic buildings may be erected to a maximum height of 100 feet if the building is set back from public streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in a ddition to each of the required minimum yard dimensions, a distance of not less than 2 feet for each 1 foot of height that exceeds the 35-foot limit.	Permit a maximum building height of up to 200 feet within the Town Center Core, a maximum building to 135 feet within the TC-1 and TC-2 Fringe, and a maximum building height of up to 60 feet within TC without any additional building setbacks.			
	Land Assembly Requirements				
4-807(A)	Edita Assembly Requirements				
4-807(A)	The maximum Size of the Town Center Core shall be twenty (20) acres.	Permit the size of the Town Center Core to increase to approximately 24.5 acres as shown on the Conce Development Plan. The total acreage of the Town Center Core is approximate and may change due to R.O.W location for redesigned Dulles Center Blvd.			
		Development Plan. The total acreage of the Town Center Core is approximate and may change due to			
	The maximum Size of the Town Center Core shall be twenty (20) acres.	Development Plan. The total acreage of the Town Center Core is approximate and may change due R.O.W location for redesigned Dulles Center Blvd.			
4-807(B)	The maximum Size of the Town Center Core shall be twenty (20) acres.  Land Assembly Requirements	Development Plan. The total acreage of the Town Center Core is approximate and may change due R.O.W location for redesigned Dulles Center Blvd.			
4-807(B)	The maximum Size of the Town Center Core shall be twenty (20) acres.  Land Assembly Requirements  The maximum distance from one boundary of the Town Center Core to the farthest boundary shall not exceed 1,200 feet.	Development Plan. The total acreage of the Town Center Core is approximate and may change due R.O.W location for redesigned Dulles Center Blvd.  Allow a maximum distance of 1,500 feet from one boundary of the Town Center Core to the farthest boundary.			
4-807(B) 4-807(C)	The maximum Size of the Town Center Core shall be twenty (20) acres.  Land Assembly Requirements  The maximum distance from one boundary of the Town Center Core to the farthest boundary shall not exceed 1,200 feet.  Land Assembly Requirements	Development Plan. The total acreage of the Town Center Core is approximate and may change due R.O.W location for redesigned Dulles Center Blvd.  Allow a maximum distance of 1,500 feet from one boundary of the Town Center Core to the farthest boundary.			
4-807(B) 4-807(C)	The maximum Size of the Town Center Core shall be twenty (20) acres.  Land Assembly Requirements  The maximum distance from one boundary of the Town Center Core to the farthest boundary shall not exceed 1,200 feet.  Land Assembly Requirements  The maximum distance from one boundary of the entire Town Center to the farthest boundary shall not exceed 2,500 feet.	Development Plan. The total acreage of the Town Center Core is approximate and may change due R.O.W location for redesigned Dulles Center Blvd.  Allow a maximum distance of 1,500 feet from one boundary of the Town Center Core to the farthest boundary a maximum distance of 3,200 feet from one boundary of the Town Center to the farthest boundary and maximum distance of 3,200 feet from one boundary of the Town Center to the farthest boundary.			
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4-807(C)  4-808(B)  4-808(C)  4-808(E)  4-808(F)	The maximum Size of the Town Center Core shall be twenty (20) acres.  Land Assembly Requirements The maximum distance from one boundary of the Town Center Core to the farthest boundary shall not exceed 1,200 feet.  Land Assembly Requirements The maximum distance from one boundary of the entire Town Center to the farthest boundary shall not exceed 2,500 feet.  Land Use Arrangement and Use Limitations The perimeter of a full block should generally range from 1,400 to 1,600 feet measured at the property (right-of-way) line.  Land Use Arrangement and Use Limitations  Each block in the Town Center should be designed to include an alley.  Land Use Arrangement and Use Limitations  At least seventy (70) percent of the total of all block frontages within the Town Center Core shall be occupied by pedestrian oriented businesses on the ground floor, preferably retail stores and shops.  Land Use Arrangement and Use Limitations  A minimum of (25%), maximum of fifty (50%) of the total land area within the Town Center shall be residential use.  Land Use Arrangement and Use Limitations  A minimum of (10%) of all land within the Town Center shall be for civic uses, such as government offices, public meeting halls, libraries, art galleries or museums, post office, churches, and like uses which generate pedestrian activity and act as visual focal points.	Development Plan. The total acreage of the Town Center Core is approximate and may change due to R.O.W location for redesigned Dulles Center Blvd.  Allow a maximum distance of 1,500 feet from one boundary of the Town Center Core to the farthest boundary of the Town Center to the farthest boundary and maximum distance of 3,200 feet from one boundary of the Town Center to the farthest boundary of the Town Center to the farthest boundary including structured parking shall have have a maximum perimeter of 3,000 measured at the curb.  Alleys will not be required in each block of the Town Center. Alleys will be provided in blocks as necess ensure safe vehicular access, loading, and emergency vehicle access to all areas of the Town Center.  At least seventy (70) percent of the total of all Type A & B block frontages within the Town Center Core occupied by pedestrian oriented businesses on the ground floor, preferably retail stores and shops.  At least forty (40) percent of the total of all Type A & B block frontages within TC-1 and TC-2 Fringe and of Type C block frontages along Hadley's Park within TC-2 Fringe shall be occupied by pedestrian orient businesses on the ground floor, preferably retail stores and shops.  Block frontage at the Mass Transit Facility and Commuter Parking Lot and/or open spaces such as plaze courlyards, greens, and other outdoor gathering places will be excluded from this calculation.			
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# **MODIFICATIONS - ZONING ORDINANCE continued**

ZO Section	Zoning Ordinance Regulation	Modification
5-600	Additional Regulations for Specific Uses	
5-6-11(B)(2)	Hotel / Motel; Site Development Criteria	
	Hotel/Motel uses shall be seperated from agricultural, residential, or institutional uses by a landscape buffer with a minimum width of 100 feet, or the minimum width required by Section 5-1400 of Revised 1993 Ordinance, whichever is greater.	Waive the requirement for a 100 foot width landscape buffer between Hotel/Motel uses and agricultural, residential, or institutional uses in the Town Center, Landbays TC-1 & TC-2.
5-900	Access & Setback From Specific Roads and the W&OD Trail	
5-900(A)(10)	Building and Parking Setbacks From Roads; Other Major Collector Roads	
	(a) Building: 75 feet (b) Parking: 35 feet	Within Landbay TC-1 allow for a minimum building and parking setback of 50° to City Center Blvd. Within Landbay CC-1 allow for a minimum building and parking setback of 25° to Atlantic Blvd.
5-900(A)(11)	Building and Parking Setbacks From Roads; All Other Roads in Nonresidential Districts	
	(a) Building: As specified in applicable district regulations.     (b) Parking: 25 feet unless otherwise specified in applicable district regulations.	Building setbacks will be provided as specified in applicable district regulations unless otherwise modified.  Parking setbacks will be 25 feet unless otherwise specified in applicable district regulations or otherwise modified.
5-1100	Off-Street Parking and Loading Requirements	
5-1102	Number of Parking & Loading Spaces Required; Table 5-1102; Office and Business Services	
	General Offices and Medical Offices Parking Spaces Required: 4/1000 SF of GFA for up to 30,000 SF; 3.3/1000 SF of GFA thereafter Loading Spaces Required: None for the first 30,000 SF then one/100,000 SF thereafter	Allow the required parking spaces for General Office use within the NRU-CFC Parcel (Tax Map 80(36)1 / PIN 028154517) and any future parcels created by subdivision to be to be provided per the following rate equivalent to the Loudoun County 1972 Zoning Ordinance Parking Standards.  General Offices and Medical Offices Parking Spaces Required: 2.3/1000 SF of GFA Loading Spaces Required: None for the first 30,000 SF then 1/100,000 SF thereafter
5-1400	Buffering and Screening	
5-1405(A)	Buffer Yards and Screening, General Provisions	
	Buffer yards and screening shall be provided in accordance with the Buffer Yard and Screening Matrix set forth in Section 5-1414(A), and in accordance with the provisions of this Section and Section 5-1406, 5-1407, and 5-1408 below.	No minimum buffer yard and screening shall be required within Landbays TC-1 & TC-2.

# MODIFICATIONS - LAND SUBDIVISION & DEVELOPMENT ORDINANCE

1) THE LSDO REGULATIONS REFERENCED ON THIS SHEET ARE FROM THE LAND SUBDIVISION & DEVELOPMENT ORDINANCE OF LOUDOUN COUNTY EFFECTIVE ON DECEMBER 3, 2006.

LSDO Section	LSDO Regulation	Modification
Chapter 1245	Development Standards	
1245.01	Lots and Building Areas	
	Except where otherwise specifically provided for in these regulations or in the Zoning Ordinance, all lots shall front on an existing or recorded public streets dedicated by the subdivision plat and maintained or designed and built to be maintained by the Virginia Department of Transportation.	Permit lots to front on private streets in the PD-TC district.
1245.02	Private Access Easement Roads and Private Streets	
	Private access easement roads designed and constructed in accordance with the Facilities Standards Manual may serve as frontage in lieu of public streets for the following types of development lots:  (1) Up to a maximum of seven (7) lots  (a) Family Subdivisions (See Chapter 1243).  (b) Structures contained in a Historic Site (HS) District (See Section 6-1800, Zoning Ordinance).  (c) Cluster subdivisions in the A-10, Low Density Rural District.  (d) Subdivisions willizing the Rural Hamlet Option or Countryside Hamlet Option.  (f) Development in accordance with the provisions of the Rural Village Conservancy in the PD-RV District (See Section 4-1204, Zoning Ordinance).  (g) Lots created for use by LCSA, VDOT, municipal utilities, public utilities as defined in section 56-232 of the Virginia State Code, or public service corporation as defined in Section 56-1 of the Virginia State Code and meets the requirements of Section 5-621 (See Section 1-404(B)(2), Zoning Ordinance).  (h) Divisions as defined in Chapter 1241 of this Ordinance in the AR-1 and AR-2 Zoning Districts.  (2) Up to a maximum of 25 lots.  (a) Subdivisions in the AR-1, AR-2, RR-1, and RR-2 Zoning Districts.	Private access easement roads designed and constructed in accordance with the Facilities Standards Manual may serve as frontage in lieu of public streets in the PD-TC district.
1245.05(1)(b)	Street Improvements	
	The streets and roads shall be designed and constructed in accordance with the specifications of the Virginia Department of Transportation and the specifications of these regulations and the Facilities Standards Manual.	Permit construction of private streets, access easements, and alleys in accordance with the proposed modifications to the FSM standards.

# **MODIFICATIONS - FACILITY STANDARDS MANUAL**

1) THE FSM REGULATIONS REFERENCED ON THIS SHEET ARE FROM THE FACILITY STANDARDS MANUAL OF LOUDOUN COUNTY ADOPTED ON JULY 1, 2002.

FSM Section	FSM Regulation	Modification
Chapter 4	Transportation	
4.330(B)	Private Roadway Standards; Category A Roadways; Table 1	
	Lane Width for Type A1-A5 roadways	Permit all Category A roadways within the Town Center to have a minimum lane width of 11' to allow for traffic calming techniques. Lane widths excluding parking shall be measured from the face of curb to face of curb.
4.400(B)(2)	Parking Geometric Standards; Geometrics	
	A minimum aisle width of 25 feet shall be maintained adjacent to buildings.	Permit a minimum aisle width of 22 feet adjacent to buildings within the Town Center.

SHEET 12 OF 18
FILE NO. RZ-110-LC